



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

October Minutes

Thursday, October 4, 2018; 7:00 p.m.

The October meeting of the Historic Preservation Commission was held on Thursday, October 4, 2018 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Erica Zoren; Bruno Reich

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor, Dan Bennett

PLANS FOR APPROVAL

Consent Agenda

1. MA-17-53c – 8020 Main Street, Ellicott City
2. MA-18-28c – 3877 College Avenue, Ellicott City

Regular Agenda

3. HPC-18-48 - 3877 College Avenue, Ellicott City
4. HPC-18-49 - 3530 Sylvan Lane, Ellicott City
5. HPC-18-50 - 8396 Park Drive, Ellicott City
6. MA-18-22c and 18-26c – 8396 Park Drive, Ellicott City
7. HPC-18-51 – 3749 Church Road, Ellicott City
8. HPC-18-52 – 8167 Main Street, Ellicott City

OTHER BUSINESS

1. Discussion of Ellicott City Five Year Mitigation Plan Advisory Comments – work-session
2. Discussion of CB75-2018 – work-session

CONSENT AGENDA

MA-17-53c – 8020 Main Street, Ellicott City

Final tax credit approval.

Applicant: Mark Bean

Background & Scope of Work: This property is located in the Ellicott City Historic District, and dates circa the 1920s/1930s after the Patapsco Hotel collapsed and this row of buildings was constructed. The Applicant was pre-approved for tax credits on November 21, 2017 through the Minor Alterations process for the replacement of the flat roof. The Applicant has submitted documentation that \$25,347.00 was spent on eligible, pre-approved work. The Applicant seeks \$6,336.75 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoice and other documentation total the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$6,336.75 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Ms. Tennor arrived late and was not present for this case.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

MA-18-28c – 3877 College Avenue, Ellicott City

Final tax credit approval.

Applicant: Michael Smith

Background & Scope of Work: This property is located in the Ellicott City Historic District, and according to SDAT, dates to 1937. The Applicant was pre-approved for tax credits on July 30, 2018 through the Minor Alterations process for the repair and replacement of the roof. The Applicant has submitted documentation that \$33,757.00 was spent on eligible, pre-approved work. The Applicant seeks \$8,439.25 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoice and cancelled total the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$8,439.25 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Ms. Tennor arrived late and was not present for this case.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-18-48 - 3877 College Avenue, Ellicott City

Tax Credit Pre-Approval for Exterior Repairs.

Applicant: Michael Smith

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1937. The Applicant seeks tax credit pre-approval for the following work:

- 1) Replace rusted, loose metal railings located adjacent to the front door of the house.
- 2) There are two railings at the rear stair, a handrail down the steps to the basement and a safety rail that runs along the top of the stairs wall.
 - a. Replace safety rail with newly fabricated metal railings painted in glossy black rust resistant paint.
 - b. Replace basement wood railing with a metal railing.
- 3) Remove rotted roof over rear stair and replace framing and shingle in Certainteed asphalt shingle in the same style as the rear dormer roof.
- 4) Replace cracked footing under railing at rear stair with new concrete cap topped with bluestone.

Staff Comments: The railings were removed from the front stoop, but the in-kind replacement of Item 1, the railings located adjacent to the front of the house, is considered Routine Maintenance per Chapter 5, which states, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” From the photographs provided, the railings were wrought iron, so any replacement would need to be fabricated to match the design and material of the existing. The replacement would comply with Section 20.112 of the Code as a replacement of a feature on the historic structure. Repairing rather than replacing the railings would better comply with the Guidelines and also qualify for tax credits.



Figure 1 - Front stoop railing



Figure 2 - Second front stoop railing

A site visit to the property on September 24, 2018 revealed that Item 2.A, the safety railing above the basement steps, and Item 4, the replacement footing and new bluestone cap, have already been replaced. The new railing is aluminum and is of a different, more ornate style. The original railing appears to have been wrought iron. This item is no longer eligible for tax credits because the work has already been done and it is not an in-kind replacement. The railing now needs retroactive approval.

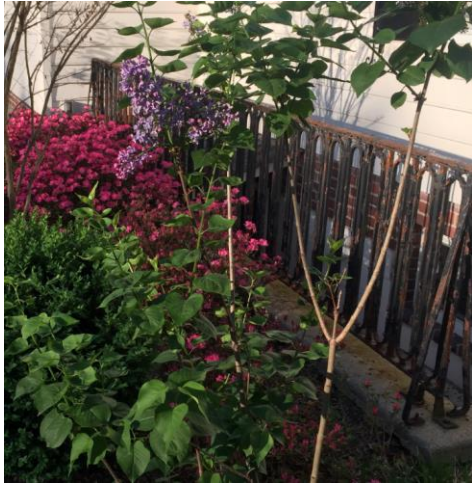


Figure 3 - Previously existing wrought iron rear railing

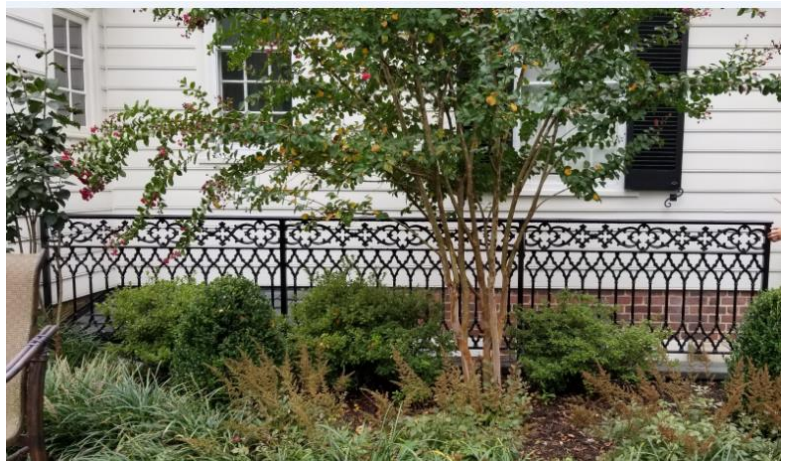


Figure 4 - New rear aluminum railing

As seen in Figure 6 below, the safety railing leading down the basement steps has already been removed and a replacement has not been installed. To evaluate the proposed railing, Staff needs more information on what the proposed railing would look like and what the material would be. However, this also does not appear to be a historic building component and the Commission should determine if tax credits apply.

Item 3, the replacement of the roof over the rear stair, was applied for and approved in MA-18-28c, which is also before the Commission for final tax credit approval. This work has been completed.



Figure 5 - Previous condition of basement stairway



Figure 6 - Current conditions of basement stairway

Staff Recommendation: Staff recommends tax credit pre-approval for Item 1. Staff recommends denial of tax credit pre-approval for Item 2.a, 3 and Item 4. Staff recommends the Commission determine if Item 2.b qualifies for tax credits under Section 20.112 of the County Code.

Testimony: Mr. Shad swore in the Applicant, Mike Smith. Mr. Smith said the work on the house was done between the time he submitted the application and when Staff conducted their site visit. He said that he would withdraw those items from the application. Mr. Smith explained that he could not find anyone to replicate the railing in the back yard. He said that he cannot find anyone to replicate wrought iron on the front and will be forced to replace it with aluminum there as well. He explained that the footing along the rear yard stairwell had broken and the railing wasn't secure as a result. Regarding the front railings, Mr. Smith said he believes they are both a unique design to the house. He said he would withdraw the request to replace the front railings until he has a design.

Mr. Reich asked if the photo submitted was the proposed design, Mr. Smith clarified it was the existing front railings, which have been removed from the house.

Staff clarified that the alteration of the rear railing and footing, which have been replaced, require a Certificate of Approval retroactively for the change in design and material.

There was confusion between the Commission and the Applicant regarding the items requiring approval and which items would need to be subject to a future application for approval. Staff clarified the following:

- Items 2.a and 4 have been done and require retroactive approval. These were before the Commission for tax credit pre-approval and the Commission cannot switch the approval to a Certificate of Approval as this meeting; a new application will need to be submitted for approval at a future meeting.
- The Applicant withdrew the request to replace Item 1 until a replacement has been identified.
- Item 2.b has not been replaced, but the Commission needs to determine if it is eligible work. This item was withdrawn, and the Applicant will return for approval.
- Item 3 has already been done and was part of application MA-18-28.

Mr. Smith asked the Commission if there were any concerns with the railing that he had installed at the rear basement area. He said he could only find aluminum and explained the area is located on the back of the house and is not visible. Ms. Burgess asked why the original railings was not repaired. Mr. Smith said the original railing was too damaged and could not be repaired. He explained that he had painted it frequently, but it failed. The railing top separated open and rotted the metal away. The railing was jagged, raw metal and the footer was unstable.

Ms. Tennor referenced a company in Baltimore company, Krug and Sons, that has been in business since 1809, but is not sure if they are still in business. Mr. Reich referenced Wallys Iron Works from western Howard County as another resource for iron railings.

Motion: There was no motion as the application was withdrawn.

HPC-18-49 - 3530 Sylvan Lane, Ellicott City

Certificate of Approval for Exterior Repairs.

Applicant: Matthew Krist

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1956. The Upper Church Road/Sylvan Lane area was incorporated into the historic district in 1990. The Applicant was approved through case HPC-18-01 to construct an addition on the ranch style house and side the addition in vinyl, to match the existing siding.

The Applicant now seeks approval to change the siding on the entire house to cedar shake siding and replace the white 6:6 vinyl windows with black 1:1 wood windows. The middle window on the front façade currently consists of one large picture window flanked by two 4:4 windows. The proposed alteration would change the 4:4 windows to 1:1 windows.



Figure 7 – Front façade of house



Figure 8 - Rendering showing proposed changes



Figure 9 – Current front door and windows



Figure 10 - Proposed front door and windows

The front door currently appears to be an oak wood door or a fiberglass door designed to resemble natural oak. This door is proposed to be changed to a full light door in the color black, but the material is unknown.

On the left side of the house is currently a set of sliding doors, which are proposed to be changed to the same proposed full light door in black.



Figure 11 - Proposed door



Figure 12 - Existing sliding glass door

Staff Comments: The house was constructed in the ranch style and currently has vinyl siding and vinyl windows. The proposed new windows would be wood, which would be an improvement in material choice. However, the existing 6:6 and 4:4 windows provide ornamentation that is lacking in the 1:1 windows.

The removal of the sliding glass door, changing to a full view door instead, would comply with the Guidelines which recommend against sliding glass doors on primary facades visible from the public right of way.

While the change to a wood siding over a vinyl siding is preferable in material choice, the addition of cedar does not make the ranch house more compatible with the historic structures in the vicinity and district as a whole. There is no comparable building type in the historic district, and the use of a wood or composite lap siding would be more compatible.

Staff has requested additional information on the material for the current door and proposed door and whether windows on other elevations of the house are also being changed. This information has not yet been provided.

Staff Recommendation: Staff recommends the following:

- 1) The existing 4:4 and 6:6 window patterns be retained, but otherwise approval of black wood windows.
- 2) Approval of changing the sliding glass door to a full light black wood door.
- 3) Approval of changing the existing front door to a full light black wood door.
- 4) That the Applicant identify another siding option for consideration.

Testimony: Staff summarized the responses from the Applicant regarding the remaining questions on the alterations. The Applicant provided the answer in an email after the staff reports were completed. The clarifications include:

- 1) The new front door will not match what is shown on the rendering, it will be the old wood back door, which is a half-light with panels on the back. Ms. Tennor requested that photos of the door be sent to Staff
- 2) The sliding glass door will become one large door size window.
- 3) All replacement windows will be 1:1 black Pella 450 series aluminum clad wood.

Mr. Krist brought in a sample of the cedar siding, which was a lap siding sample. Mr. Reich found the style to be appropriate for a 1950s rancher. Ms. Holmes clarified that the rendering appeared to be cedar shake, which is what Staff found was not compatible.

Ms. Tennor asked if the storm door would remain. Mr. Krist confirmed that the existing storm door would be removed.

Ms. Zoren asked if they were redoing porch columns, which are currently a turned Victorian style, but shown as a natural square post in the rendering. Mr. Reich said the columns could be clad.

Mr. Reich found the proposal as submitted was fine, including the change to 1:1 windows and that because the building was not historic, that allowed some leniency.

Mr. Shad asked if anyone in the audience wanted to testify. Mr. Shad swore in Gary Segal, a resident of the historic district, who said that everything Mr. Krist is proposing is an improvement and that as a neighbor, he is highly supportive.

Motion: Mr. Reich move to approve the application as submitted and as shown in drawing, with the amendments referenced by Staff. The Applicant will submit the photo to Staff of the intended front door, for approval by Staff. Ms. Tennor seconded. The motion was unanimously approved.

HPC-18-50 - 8396 Park Drive, Ellicott City

Certificate of Approval for Exterior Alterations

Applicant: Tarpley Long

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1899 (this date corresponds with the division of land from the Linwood estate, however, this building most likely dates circa 1920/1930).

The Applicant was pre-approved in case MA-18-22 on July 3 for the painting of the house and all colors submitted within that application were approved. The Applicant later changed her mind on the colors and submitted a new application that was processed as MA-18-26 and was partially approved on July 16. This application was only partially approved due to an objection on the proposed color of the front door, Almalfi Coast, a bright blue.

The Applicant now seeks retroactive approval for the painting of the front door, in the color Benjamin Moore Notting Hill blue. The Notting Hill color is a lighter blue that is more appropriate for a historic structure in this region. The color on the door appears slightly brighter and lighter than the paint swatch.

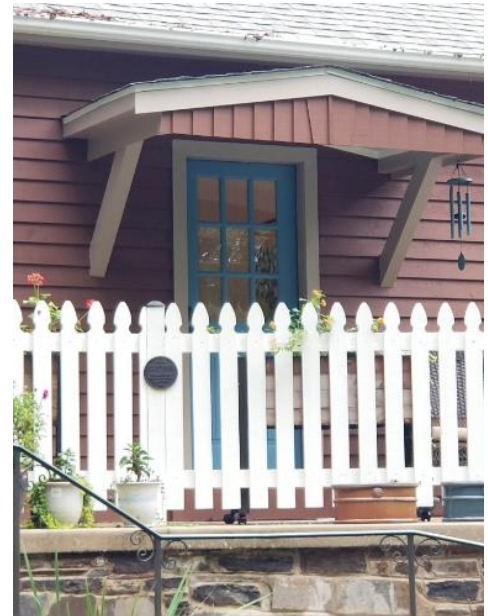


Figure 13 - Blue front door

Staff Comments: While the color on the door lacks the gray tones from the paint chip, the color complies with Chapter 6.N recommendations, "in general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim." The door is not highly visible due to the siting of the house and location of the door above the retaining wall, behind the fence and underneath the overhang.



Figure 14 - Front facade of house

Staff Recommendation: Staff recommends retroactive approval as submitted.

Testimony: Mr. Shad swore in Ms. Tarpley Long and asked if she had any addition to the Staff comments. Ms. Tarpley did have comments and passed out written testimony, which she then read to the Commission. Mr. Taylor clarified that the paint color in question had not be retroactively approved and was the reason she was in attendance at the meeting tonight, to seek approval for the use of the color Notting Hill blue. Mr. Taylor clarified that Staff prepared a report to recommend the Commission approve that color. The Applicant expressed concern and confusion on the process and Staff provided a

history of the recent applications the Applicant had submitted for approval, which were taken through the Minor Alterations process and the application that was submitted for this meeting.

Motion: Ms. Tennor moved to Approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

MA-18-22c and 18-26c – 8396 Park Drive, Ellicott City

Final tax credit claim.

Applicant: Tarpley Long

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1899 (this date corresponds with the division of land from the Linwood estate, however, this building most likely dates circa 1920/1930). The Applicant was pre-approved in case MA-18-22 for the painting of the house (all colors submitted within that application were approved) and the repointing of the chimney and front steps. The Applicant later changed her mind on the colors and submitted a new application that was processed as MA-18-26. This application was only partially approved, due to an objection on the color of the front door.

The Applicant seeks final tax credit approval for the exterior painting, chimney repointing and the front steps repointing and has submitted documentation that \$8,1035 was spent on work.

Staff Comments: The invoice for the painting includes entrance doors. However, in this case the painting of the entrance door was approved to be a different color, the color used was objected to. This item should be removed from the invoice and the total cost adjust to reflect the removal of the door. Regarding the repointing, the work complies with that pre-approved and the invoice and other documentation totals the requested amount.

Staff Recommendation: Staff recommends the final tax credit request for the painting be continued until a revised invoice total is submitted that removes the cost of the front door from the scope of work. Staff recommends final tax credit approval of the repointing, which cost \$3,300.00 for a tax credit of \$825.00.

Testimony: Staff provided a summary of the application. Mr. Taylor asked the Applicant if she understood and she said she did not. Mr. Taylor clarified the process and the tax credit law regarding pre-approval for the Applicant. He explained that pre-approval is needed and that the painting of the door was not pre-approved. The Applicant provided an itemized invoice for the Commission. The Commission and the Applicant discussed the itemized cost to paint the door and the Applicant said the cost of the door to paint was \$200.00 and the invoice shows the paint cost \$89.98.

Motion: Mr. Roth moved to approve the final tax credit claim, less the cost of the paint and painting of the door. Mr. Reich seconded. The motion was unanimously approved.

HPC-18-51 - 3749 Church Road, Ellicott City

Certificate of Approval for Exterior Alterations

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1830. The Applicant seeks approval for the following exterior alterations:

- 1) Construct a new pathway from the driveway to the home. The pathway will follow the natural hillside contour, will be 4 feet wide, and will be paved using semi-impermeable asphalt millings surface. The pathway will start at the top of the driveway and continue to the bottom of the hillside, at the base of the existing brick sidewalk. The path will help accommodate accessibility limitations.
- 2) Modify existing driveway EP Henry block retaining wall to connect the existing driveway to the proposed pathway.
- 3) Remove and replace approximately 97 feet of broken and displaced sidewalks. The Applicant seeks tax credits and/or Façade Improvement Grants, if eligible.

Staff Comments: The application contains two sketches showing the proposed work and photographs of the general area where the proposed pathway will be installed.

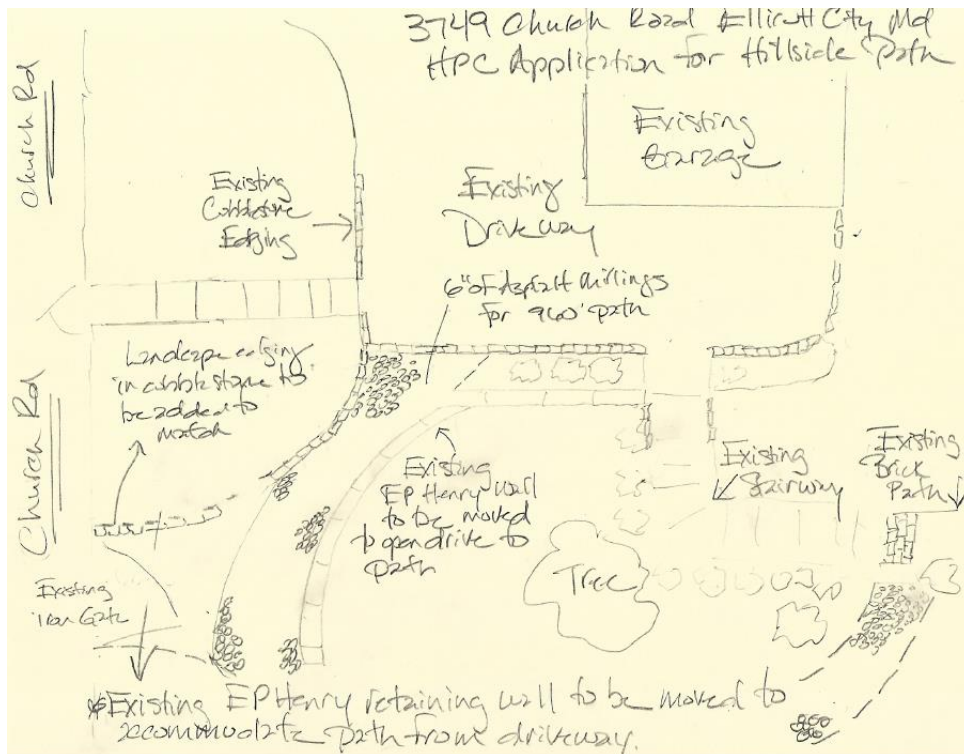


Figure 15 - Proposed site plan

Pathway

The application mentions that a hillside driveway was previously approved for the property. This driveway was approved in 2014 (HPC-14-40) and was going to be paved in crushed bluestone with a cobblestone border. The driveway not constructed, and the approval has since expired.

There are a few different existing access options to the house, such as a staircase off of the driveway that leads down to the house. If the goal of the pathway is to accommodate accessibility limitations, it does not appear that it would be ADA compliant in both slope and material. The pathway will curve to follow the contour of the hillside, which complies with Chapter 9.A recommendations, “minimize grading by siting new structure and other improvements to make use of the land’s natural contours.” The proposed material is a dark gray coarse crushed stone. There are a variety of hardscaping materials on site, such as brick pavers, granite cobblestones, and an EP Henry retaining wall and steps with slate tops. While this material would introduce another hardscaping element, the dark color of the crushed stone will be compatible with the other materials. An alternative could also be to simply use mulch for

the pathway, to match the other landscape beds on the property. Due to the steep slope of the hillside, any loose rock could wash away in a rainstorm. The proposed crushed stone, or brown mulch, would comply with Chapter 9.D recommendations, “construct new site feature using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”



Figure 16 - View of hillside where pathway would be located



Figure 17 - Proposed location of pathway on hillside



Figure 18 - View looking up hillside



Figure 19 - View where pathway would connect to existing brick walkway

Street Sidewalk

The removal and replacement of the sidewalk along the street, if done in-kind to match the existing, does not require HPC approval. While not specifically mentioned in the application as part of the scope of work, the replacement of any curbing would only be in-kind if existing concrete curbing is replaced. The photos provided by the Applicant show that granite curbing and concrete curbing exist at this location. Any granite curbing should either be retained or reset, but should not be removed. The replacement of the sidewalk is not eligible for tax credits, as it does not meet the criteria listed in Section 20.112 of the County Code, nor is it eligible for Façade Improvement Grants. If the Applicant proposes to reset the granite curbing, that work could be eligible for tax credits, if the Commission determines it is a historic landscape feature. If the Applicant includes the resetting of granite curbing within their scope of work, a site plan showing the location and length of granite curbing should be provided. The Applicant should contact the Department of Public Works for approval before starting the work.

Staff Recommendation: Staff recommends Approval of pathway as submitted, with the option to use brown mulch, matching the landscaping beds on the property.

Testimony: Mr. Shad swore in Ms. Kepnes and asked if she had any comments on the Staff report. Ms. Kepnes had comments regarding the sidewalk along the street and explained that the residents on lower Church Road have been battling runoff for a while and have been emailing Jim Irvin's office. She the County does have a future plan to address the sidewalks and stormwater management in that area, but she has significant damage on her property. Ms. Kepnes said she has continued repairs on her property and wants to know why a tax credit for replacing the sidewalk wouldn't be eligible, since it's a significant expense. She stated that if there is an opportunity for a resident to make a repair to a public property, she would like the Commission to consider allowing a tax credit for a resident making those repairs. She said there is a crushed culvert directly across the street, which diverts water toward her property.

Ms. Kepnes stated that her property has a steep hillside and has significant erosion, and that the grading is undermined because of runoff.

Mr. Taylor said explained the work eligible for tax credits and said the Commission may not have enough evidence tonight to make that finding.

The Commissioners discussed the request for tax credits in relation to the code. Ms. Kepnes said there is significant erosion that she has had repaired several times since the flood. She believes it could eventually cause a threat to the building. Mr. Roth said in looking at the code, the Applicant needs to make a case for why this work is eligible.

Ms. Tennor asked the Applicant if she would like to withdraw the sidewalk portion of the application. Ms. Kepnes said she would withdraw the sidewalks. Mr. Shad said that it needs to be determined who is responsible for replacing the sidewalk, and if it is the County, they should be replacing it.

Mr. Shad if anyone in the audience wanted to give testimony on this case. There was no one who wanted to give testimony. The Commissioners did not discuss the pathway, the testimony was focused on the sidewalk issue.

Motion: Mr. Roth moved to approve the pathway as submitted, with the option to use brown mulch, per staff recommendations. Ms. Tennor seconded. The motion was unanimously approved.

HPC-18-52 – 8167 Main Street, Ellicott City

Certificate of Approval for Exterior Alterations

Applicant: Doug Thomas

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1987. This building is not historic and was built after the original, historic building burned in 1984. The Applicant seeks approval for the following exterior alterations:

1. Construct a 16-foot-long concrete ADA handicap ramp that will run adjacent to the building in the alley and tie into the existing concrete pavement.
2. Create a new door opening at the end of the building along the alley to open up onto the new ramp. The new door will be a wood door painted colonial red to match the trim (the architectural drawings indicate a wood door, but the application indicates a steel door). The door will have a half light and be 2:2. The door will be 36 inches wide by 84 inches high.
3. Brick up an existing glass and metal door located on the alleyway side of the building and replace the opening with two windows to match the existing style of windows, consisting of a 2-light divided transom over a large window. The overall dimensions of each window will be 34 inches wide by 60 inches high. There will be 3 ¾ inch spacing between the two windows.
4. Add a new steel pipe guard rail on the ramp. The color needs to be confirmed.
5. Install a new gooseneck light adjacent to the new ADA door. The color is unknown. Removal of a total of three existing lantern style exterior lights; two where the door is being closed in and one where the new door is being installed

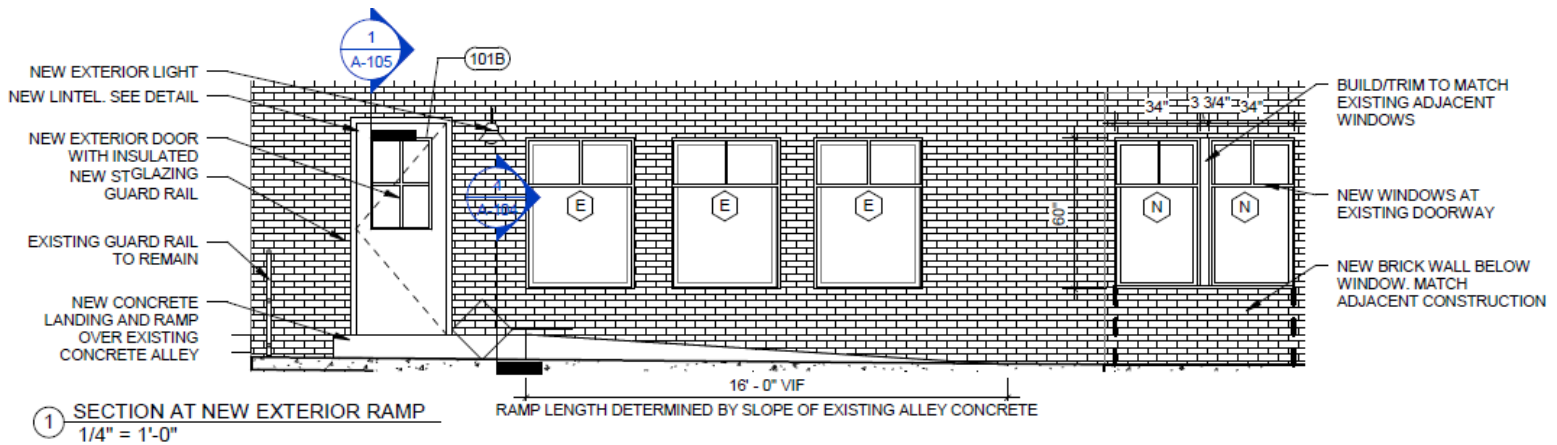


Figure 20 - Proposed new door and ramp on left side and paired windows on right side. The three windows next to the door currently exist.

Staff Comments: The application generally complies with the Guideline recommendations. The ramp will be located on the side of the building and the primary façade will not be altered. The new window will mimic the design, color and dimensions of the existing windows, which complies with Chapter 8.B recommendations, “use elements such as porch shapes, window or door openings...and other characteristics that echo historic Ellicott City buildings” and “design entrances and windows to be similar in scale and proportion to those on nearby historic building.” This proposal is not for new construction, but rather is for alterations to new construction (circa 1987) and the alterations will mimic its own building characteristics, rather than other buildings in the district.

The application states that new brick will be used to brick in the existing door opening, and that it will match the existing brick exterior wall. Since there is also a new doorway proposed to be cut into the building, that brick should be reused for filling in the other opening and will better match the building. The reuse of the existing brick would better comply with the Guidelines, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.”

The application states the new door will be steel, but the architectural drawings state that the door will be wood. Wood would be the preferred material, but since this is a minimally visible secondary entrance on a modern building, a steel door of an appropriate style could be used, as indicated by the Guidelines, “simple paneled door of wood or wood and glass are usually best, but metal doors with an appropriate style and finish can convey a similar appearance.” The style shown in the architectural drawings does not have a panel in the lower half of the door and adding one or two panels would make the door an historically appropriate style.

New gooseneck lights were shown in the architectural drawings, in place of the traditional lantern style that currently exists, but a spec sheet was not provided. The Guidelines recommend, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material.” Staff recommends the gooseneck fixtures be a dark metal and that all existing exterior lights on the building be replaced, so that there is one consistent style. Otherwise, the existing lantern style lights should be retained for use in the alley.

The Guidelines do not specifically reference railings, but discuss the use of fencing, which is similar. The color of the proposed ADA ramp railing is not mentioned, but should be a dark metal color such as black,

as indicated by Chapter 9.D of the Guidelines, “install open fencing, generally not more than five feet high, of wood or dark metal.”

Staff Recommendation: Staff recommends Approval as submitted and that the Commission consider the following items:

- 1) The ADA ramp steel guard rail be painted black.
- 2) The door have one or two panels under the window, with the option to use wood or metal at this minimally-visible location.
- 3) The existing brick cut for the new door be reused to fill in the old doorway/area around the new window.
- 4) The new gooseneck light be an oil rubbed bronze or similar dark metal, or the existing lantern style lights be retained.

Testimony: Mr. Shad swore in Scott Dexter, the architect representing Applicant. Mr. Dexter said they agree with all recommendations in the staff report and that Mr. Thomas has all of the existing lantern lights in storage and will install those instead of the gooseneck lights. Mr. Dexter handed out a spec sheet for the door they propose to use.

Mr. Reich said the rendering looks good and that all new components look like they belong on the building. Ms. Tennor confirmed that the earlier drawing submitted in the application was superseded by the new drawings provided. Mr. Dexter said that was correct. Ms. Tennor asked if the existing brick can be saved it has aged with the building. Mr. Dexter said they can save it, but said the brick is from 1978 so it is not hard to find.

Ms. Zoren asked if the brick sill detail under the existing windows can be replaced on the new windows. Mr. Dexter said all of the new windows will be made to match the existing windows.

Mr. Shad asked if anyone from the audience wanted to give testimony. No one wanted to give testimony.

Motion: Ms. Tennor moved to approve the application as recommended by staff, with the replication of the sill under the existing windows to be matched in the new windows, and the door as submitted.

OTHER BUSINESS

Mr. Shad moved to go into closed session at 8:36 pm and Mr. Roth seconded. The motion to go into closed session was unanimously approved. The Commission resumed open session at 9:13 pm and stated they went into closed session to seek legal advice on CB75-2018 and would do so again at the end of the meeting. Mr. Shad said the September minutes would be subject to approval at the next meeting in November.

1. Discussion of Ellicott City Five Year Mitigation Plan Advisory Comments – Commission work-session (no public comment)

Staff said the next public meeting regarding the Ellicott City Master Plan would be October 25, 2018. The Commission discussed whether they could attend the meeting and considered whether materials presented at that meeting might be presented to the HPC when the County submits another application for Advisory Comments. Mr. Taylor clarified that the Commission cannot consider any evidence that was not presented to them at an HPC public hearing and advised the Commission not to attend the Master Plan meeting.

2. Discussion of CB75-2018 – Commission work-session (no public comment)

The Commission stated that they were not ready to make a statement. Mr. Shad, the Chair, stated the Commission would talk about this bill further in closed session at the conclusion of the HPC meeting.

Mr. Reich stated that he wanted to hear public testimony and asked if another hearing could be scheduled in one or two weeks. There was not a decision made on holding another meeting.

Mr. Taylor stated that Councilman Weinstein sent the HPC a letter about CB75, not the flood mitigation plan. Mr. Taylor explained that this letter does not implicate the ex-parte contact rule because it is not about an application, but about proposed legislation that the Commission may want to comment on. Mr. Taylor explained that the letter cannot be relied on in a future case unless it is introduced as evidence.

3. Officers

The Commission will vote on officers at the November meeting.

Mr. Roth moved to go into closed session at 9:32 pm and then come into open session to close the meeting. Mr. Reich seconded. The meeting adjourned at 10:30 pm.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner, Acting Recording Secretary